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Honorable August B. Landis  
United States Bankruptcy Judge



5 **Entered on Docket**  
5 **October 06, 2014**

6 Robert R. Kinas (NV Bar No. 6019)  
7 Blakeley E. Griffith (NV Bar No. 12386)  
Charles E. Gianelloni (NV Bar No. 12747)  
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12 *Attorneys for U.S. BANK NATIONAL ASSOCIATION, a National  
Banking Association Organized and Existing under the Laws of the  
United States of America, Not in Its Individual Capacity But Solely  
in its Capacity as Trustee for the Registered Holders of Wachovia  
Bank Commercial Mortgage Trust, Commercial Mortgage Pass-  
Through Certificates, Series 2003-C6*

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15 **UNITED STATES BANKRUPTCY COURT**

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17 **DISTRICT OF NEVADA**

18 In re Case No. 14-11894-abl  
19 TJ PLAZA, LLC, Chapter 11  
20 Debtor. (Jointly Administered)

21 In re Case No. 14-11895-abl  
22 DSWC, INC.. Chapter 11  
23 Debtor.

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25 **ORDER SUSTAINING OBJECTION TO**  
26 **CLAIMS OF TJP CREDIT, LLC AND**  
**DESERT LAKES APARTMENTS, LP**  
**PURSUANT TO 11 U.S.C. § 502(A)**

**Snell & Wilmer**

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1           THIS MATTER having come on for hearing on September 24, 2014, on U.S. BANK  
 2 NATIONAL ASSOCIATION'S ("Lender") *Objection to Claims of TJP Credit, LLC and Desert*  
 3 *Lakes Apartments LP Pursuant to 11 U.S.C. § 502(A)* (the "Objection") [Docket No. 137], with  
 4 Blakeley E. Griffith, Esq. appearing on behalf of U.S. BANK NATIONAL ASSOCIATION, a  
 5 National Banking Association Organized and Existing under the Laws of the United States of  
 6 America, Not in Its Individual Capacity But Solely in its Capacity as Trustee for the Registered  
 7 Holders of Wachovia Bank Commercial Mortgage Trust, Commercial Mortgage Pass-Through  
 8 Certificates, Series 2003-C6 ("Lender"); Matthew C. Zirzow, Esq. appearing on behalf of TJ  
 9 Plaza, LLC and DSWC, Inc.; and Ryan A. Andersen, Esq. Ryan A. Andersen appearing on  
 10 behalf of TJP Credit, LLC ("TJP Credit") and Desert Lakes Apartments, LP ("Desert Lakes");  
 11 the Court having considered the Objection, all oppositions, responses and replies to the  
 12 objection, all supporting papers thereto, and all arguments of counsel at hearing; the Court  
 13 having stated its findings of fact and conclusions of law on the record at the oral ruling on  
 14 October 2, 2014, which are incorporated herein by reference in accordance with Fed. R. Civ. P.  
 15 52, made applicable pursuant to Fed. R. Bankr. P. 7052 and 9014; and good cause appearing  
 16 therefore,

17           **IT IS HEREBY ORDERED:**

18           1. The Objection is SUSTAINED;  
 19           2. The claims of TJP Credit and Desert Lakes are disallowed;

21           **IT IS SO ORDERED.**

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1 In accordance with LR 9021, counsel submitting this document certifies that the order accurately  
 2 reflects the court's ruling and that (check one):

3  The court has waived the requirement set forth in LR 9021(b)(1).  
 4  No party appeared at the hearing or filed an objection to the motion.

5  I have delivered a copy of this proposed order to all counsel who appeared at the hearing,  
 6 and any unrepresented parties who appeared at the hearing, and each has approved or  
 7 disapproved the order, or failed to respond, as indicated below [list each party and whether the  
 party has approved, disapproved, or failed to respond to the document]:

Approved / Disapproved / Failed to Respond	Approved / Disapproved / Failed to Respond
By: <u>/s/ Matthew C. Zirzow</u> Matthew C. Zirzow, Esq. (NV Bar #7222) 810 S. Casino Center Blvd. #101 Las Vegas, NV 89101 <i>Counsel for Debtors</i>	By: <u>/s/ Ryan A. Andersen</u> Ryan A. Andersen, Esq. (NV Bar #12321) 415 S. 6 <sup>th</sup> St. #203-B Las Vegas, NV 89101 <i>Counsel for TJP Credit, LLC and Desert Lakes Apartments, LP</i>

13  I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with  
 14 the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the  
 15 order.

16 Respectfully submitted,

17 SNELL & WILMER L.L.P.

18 By: /s/ Blakeley E. Griffith  
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Blakeley E. Griffith (Nevada Bar No. 12386)  
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